



City of Kenora
Planning Advisory Committee
60 Fourteenth St. N., 2nd Floor
Kenora, Ontario P9N 4M9
807-467-2059

**Minutes
City of Kenora Planning Advisory Committee
Regular Meeting held in the Operations Centre Building
60 Fourteenth St. N., 2nd Floor
January 20, 2015
7:00 p.m.**

Present: Wayne Gauld Chair
Ray Pearson Member
Vince Cianci Member
Graham Chaze Member
Robert Kitowski Member
David Blake Member
Tara Rickaby Secretary-Treasurer
Charlotte Caron Manager of Property and Planning
Patti McLaughlin (Minute Taker)

Regrets: Christopher Price Member

Delegation: None requested.

(i) Call meeting to order

Wayne Gauld called the January 20th, 2015 meeting of the Kenora Planning Advisory Committee to order at 7:00 p.m.

Mr. Gauld reviewed the meeting protocol for those in attendance.

(ii) Additions to the Agenda

- OACA Conference – to be discussed under Item (ix) New Business.
- Z01/15 Pawlowski – to be discussed under Item (ix) New Business.

(iii) Declaration of Interest

The Chair called for declarations of conflict of interest – at this meeting or a meeting at which a member was not present: No declaration of conflict of interest made.

(iv) Adoption of Minutes of previous meeting:

Adoption of minutes of previous meeting: (December 16, 2014).

Business arising from minutes: - None

Discussion / Correction(s): - None

Moved by: Ray Pearson Seconded by: Graham Chaze

That the minutes of the December 16, 2014 meeting of the Kenora Planning Advisory Committee and Committee of Adjustment be approved as distributed.

Carried

(v) Correspondence relating to applications before the Committee - None

(vi) Other correspondence - None

(vii) Consideration of Applications for Minor Variance**1. A01/15 Wickens****Development on 20 m Shoreline Road Allowance**

Present at the Meeting:

Murray Wickens, Owner

Murray Wickens, Owner, 12 Edgehill Rise Calgary AB, presented the application. Mr. Wickens explained that he was making application for approval to build a cabin closer to the water than is permitted. Due to topographical challenges the preferred building site is within the 20m setback from the lake and is an area that was cleared by the previous owner. The cabin has been positioned to afford more privacy for the neighbours to the north. He added that the lower profile design will accommodate increasingly full time use as they age into retirement. The upper level of the proposed cabin will be at an elevation to feed to the grey water pit, approved a few years ago, by the NWHU.

The Secretary-Treasurer commented that the shed, which encroaches onto abutting property, built prior to the Wicken's ownership, will be moved from the north side of the property to the shore line. The sleep cabin may also be re-located. The one set of stairs leads to the upper level, which is level with the feed to the grey water pit. The lot has approximately 57 metres of frontage. There were no identified natural heritage values. The Application was circulated to departments and Agencies for comment. The Planning Department commented that the proposed will not be close enough to the shoreline to affect the visual from the lake. The sleep cabin is not an issue, but it may be re-located. The Northwestern Health Unit was in agreement with the minor variance. The Secretary-Treasurer read, from the Planning Report, how the proposal meets the four (4) tests and concluded that the recommendation is for approval.

The Chair asked the Owner if there was anything further to add regarding the application. There were no further comments.

The Chair asked whether there was anyone present who wished to speak either for or against the application – There were no members of the public present.

The Chair asked the Committee members whether they had questions regarding the application.

Wayne Gauld inquired as to whether there was an existing septic field. Mr. Wickens confirmed that there was only a grey water leaching pit and that they will be using a composting toilet.

Ray Pearson requested clarification as to which of the two (2) drawings was to be referenced. This was addressed by the Secretary-Treasurer.

The Chair asked the Committee members whether they had any further discussion regarding the application.

Vince Cianci expressed concern that the purpose of the 20m setback is to protect the water and that disturbance to the land during construction could leach into the lake. Mr. Wickens commented that the only digging would be for two (2) sauna tubes for anchoring to bedrock. The Secretary-Treasurer suggested that a note of approval could be added, if the motion is for approval, that restricts the piling of any material to the side and back of home and avoiding the lands adjacent to the water.

Vince Cianci questioned the location of the cabin. The Secretary-Treasurer explained that the former City of Kenora Zoning By-Law did not have any setbacks for water front properties.

Graham Chaze inquired if the area was deemed a "sensitive area". The Secretary-Treasurer indicated that there were no natural heritage values.

The Chair asked the Committee members whether they had anything further to say regarding the application, prior to making a decision.

The Secretary-Treasurer read out the wording of the note of approval: "The building permit shall note that any overburden etc. material, generated as a result of foundation preparation not be deposited closer to the lake than 12.8 m."

The Secretary-Treasurer read out the recommendation.

Moved by: Ray Pearson Seconded by: Robert Kitowski

That the Kenora Planning Advisory Committee, having reviewed the application, recommends that the Council of the City of Kenora approves the proposed zoning by-law amendment Z01/15 Pawlowski to amend the Zoning By-law 160-2010, as amended, for the property described as 422 Rabbit Lake Road, CON 6J N PT LOT 6 PCL14924 AND PCL 11231 S, City of Kenora, District of Kenora from R1 Residential First Density to R2 – Residential Second Density; as the application is consistent with the Provincial Policy Statement (2014), and meets the purpose and intent of both the City of Kenora Official Plan (2010) and Zoning By-law No. 160-2010, as amended for the reasons outlined in the planning report.

Carried

b) OACA Conference – Attendees

The Secretary-Treasurer advised the Committee that three (3) rooms have been booked for the Conference and that 1 or 2 members are welcome to attend. Preference will be given to new members. She requested confirmation on attending be received by next week.

c) ZBL and OP Update – Comment from the MMAH is expected by the end of January.

(xi) Adjourn

Moved by: Graham Chaze

That the January 20th, 2015 Planning Advisory Committee meeting be adjourned at 7:45 p.m.

Minutes adopted as presented this 17th day of February, 2015

CHAIR

SECRETARY-TREASURER